

**PLANNING AND ZONING  
AGENDA  
APRIL 4, 2007- 5:00 PM  
PUBLIC WORKS BUILDING - 161 S. CHARLOTTE STREET A-109**

PRE-MEETING	4:00 PM Public Works Building -Second Floor
P&Z COMMISSION MEETING	5:00 PM Public Works Building Room A-109

**PRE-MEETING AGENDA**

1. Review of agenda items.

**PLANNING AND ZONING AGENDA**

Planning and Zoning Commission will hear public comments only on items that appears on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

**ADMINISTRATIVE**

1. Minutes approval - March 1(Retreat) and March 7, 2007

**LEVEL III**

1. Level III site plan for the project identified as Biltmore Lake, Blocks D2-E, located on Enka Lake Road. The development will include 103 residential units. The owner is Biltmore Lake, LLC and the contact is Will Buie. The properties are identified in the Buncombe County tax records as PINs 9616.01-19-5972, 9616.01-18-6804, 9616.01-08-7627, 8342, and 9336.  
Staff coordinating review – Nathan Pennington

**CONDITIONAL ZONING**

1. Consideration of the Conditional Zoning request for the project identified as Grimes and Teich Parking Lot, located on Wynne Street. The conditional zoning request seeks the rezoning from RS8 (Residential Single-Family, Low Density) district to CBD CZ (Central Business District Conditional Zoning) for an additional parking area for the existing business. The owner is Henry Teich and the contact is Michael Figura. The property is identified in the Buncombe County tax records as PIN 9649.19-71.2583.  
Staff coordinating review – Julia Cogburn
2. Amendment to the Conditional Zoning approval for CI CZ (Commercial Industrial Conditional Zoning) to allow for additional uses for the project located at 103 N. Bear Creek Road. The amendment seeks the approval to allow for the use as a private K-12 school, in addition to child care center. The owner is Greland, LLC and the contact is Ken Huck. The property is identified in the Buncombe County tax records as PIN 9628.10-46-7726.  
Staff coordinating review – Julia Cogburn

**REZONING**

1. Request to rezone an area including properties located around 1200 Bleachery Boulevard from RS 8 (Residential Single Family High Density) district to CB I (Community Business I) district. The property owners are Harley D., LLC, Bob J., LLC and Steve H., LLC, and the contact is Steve Haney. The properties are identified as PINs 9657.07-69-0637, 59.8784, & 59-9382.  
Staff coordinating review – Blake Esselstyn

2. Request to rezone properties located at 100, 105, 108 1/2, 115, and 9999 Fairview Road (30+/- acres and known as Whitaker Hill from CI (Commercial Industrial) district and RM8 (Residential Multifamily, Low Density) district and RM 16 CZ (Residential Multi Family Conditional Zoning) district to UV (Urban Village) district for review of the conceptual master plan for development to consist of residential and commercial uses. The owners are BLT Enterprises, Charles Saylor, James & Jaye Lytle, Robertsons' Daughters, LLC and Asheville Commons, LLC and the contact is Chris Cole. The properties are identified in the Buncombe County tax records as PINs 9648.20-80-7204, 9647.08-89-9932, 9648.20-90-1200, 9647.08-99-4366 & 9647.08-89-9364.  
Staff coordinating review – Alan Glines/Jessica Levengood

#### WORDING AMENDMENTS

1. Reconsideration of the ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding Adjustments to Enforcement Procedures.  
Staff coordinating review – Curt Euler/Shannon Tuch
2. Three related ordinances amending Chapter 7 of the Code of Ordinances of the City of Asheville:
  - a. Steep Slope and Ridgetop Overlay District
  - b. Retaining Wall Regulation
  - c. Open Space Requirements (approved March 7<sup>th</sup>)Staff coordinating review – Scott Shuford (CONTINUED FROM MARCH 7<sup>th</sup>)
3. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding New Requirements for Use and Dimensional Non-Conformities  
Staff coordinating review – Scott Shuford
4. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding Changes to the River District.  
Staff coordinating review – Alan Glines
5. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding Changes to Temporary Uses.  
Staff coordinating review – Shannon Tuch
6. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding Creating New Standards for Gated Communities.  
Staff coordinating review – Shannon Tuch
7. Staff coordinating review – Scott Shuford Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville to Establish New Level III Review Exemption and Threshold Adjustments.  
Staff coordinating review – Scott Shuford
8. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville to Provide for Cottage Developments as a Use by Right Subject to Special Requirements in all Residential Zoning Districts.  
Staff coordinating review – Scott Shuford

#### OTHER BUSINESS/ADJOURNMENT

1. Discussion regarding future meeting date (April 19) for the Planning and Zoning Commission Mid-Month Meeting @ 4:00 pm – 6:00 pm in the Public Works Building, A-109, 161 South Charlotte Street.